

MINUTES

HEARING OF THE NAVAJO COUNTY PLANNING AND ZONING COMMISSION

August 23, 2012

ATTENDANCE

P & Z Commissioners

Attended:

1. Bob Hall
2. Chuck Teetsel
3. Evelyn Meadows
4. Fred Shupla
5. Joel Lawson
6. Randy Murph
7. Ruth Ann Smith
8. Wendell DeCross

Absent:

Bill Rawlings
Carol Davis
Jason Hatch
Rick Slone
Robert K. Black, Jr.

Staff Attendance:

Trent Larson Alisa Schiebler
Sheila Malone Peggy Saunders

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:02 p.m. to 6:26 p.m.

CALL TO ORDER

Chairman Joel Lawson called the meeting of the Navajo County Planning & Zoning Commission to order at 6:02 p.m., and led the pledge of Allegiance.

ITEM #1 – CASE # 12-27 & 12-28 Discussion and possible action concerning text amendments to the Navajo County Zoning Ordinance in Article 20 and Article 15. Specifically, an amendment to Section 2001 (Special Uses) and Section 1509 (C-R) Commercial-Residential zoning district, additional regulations.

Trent Larson introduced Alisa Schiebler from the County Attorney's Office and Sheila Malone, Senior Secretary for Public Works to the commissioners. Mr. Larson gave an overview of the Zoning Ordinance Text Amendments changes which have to do with allowable land use, and removing the restrictive lot sizes for Special Uses. The Navajo County Ordinance, adopted in 1974, requires periodic amendments to address the changes in land use law, technology, and other factors in order to best serve the current needs of Navajo County residents and business'. Also, occasional text amendments are required for clarification in the ordinance as terminology, social culture and economic stability changes. The proposed text amendments will allow the use of any property being considered for a Special Use Permit, to be regulated by the requirements already specified in the individual zoning districts. The height, yard, intensity of use, and parking regulations that impact the limitations to land use will still be addressed during the staff review, and the public hearing process. This will allow more flexibility of land use by opening up more opportunities to use their land in new ways without compromising the integrity of the

Ordinance. The second change in the proposed amendment has to do with Article 15 Section 1509 which is contradictory to the rest of the ordinance and needs to be clarified.

With there being no public comment, **Chairman Joel Lawson** opened the floor for Commission comments. **Commissioner Randy Murph** asked if the crushing operation in the Ordinance means aggregate crushing, cars, or glass. **Trent Larson** responded that crushing was separated from recycling, because the technology has changed so much in recycling products that staff felt it shouldn't be lumped into crushing. This refers to the crushing of automobiles or large objects. There is a section in the Ordinance concerning mining which refers to aggregate, rock, and mineral crushing. The change was brought about because a crushing operation went out of business and left a junk yard, this will allow us to require a bond for clean up. The lot size limits the area for the operation. **Commissioner Murph** felt the bond could be an unfair burden on small business owner such as a recycling business. The bonding issue is an extra expense. **Trent Larson** acknowledged that Commissioner Murph comments made a good point, and reminded the commissioners that these are recommended changes to situations that are already in the ordinance. We don't want to push businesses out of the county because of restrictions that aren't based on fact. **Commissioner Chuck Teetsel** added that the problem is not the size of the property but how the business is run. **Trent Larson** agreed, and recommended that review each individual case can be reviewed for issues during the public hearing process. With no further discussion, **Chairman Joel Lawson** called for a motion. **Commissioner Bob Hall** made a motion to approve the amendments to the Navajo County Zoning Ordinance as presented by staff. **Commissioner Wendell DeCross** seconded the motion. The vote was unanimous (8-0) in favor of recommending approval to the Board of Supervisors.

ITEM #2 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF FEBRUARY 16, 2012 AND JULY 19, 2012.

Commissioner Randy Murph made a motion to approve the minutes from February 16, 2012 and July 19, 2012. **Commissioner Evelyn Meadows** seconded the motion. The vote was unanimous (8-0).

ITEM #3 – COMMISSIONER'S COMMENTS AND/OR DIRECTIONS TO STAFF.

Commissioners may use this time to offer additional comments regarding any item on this agenda, or any other topic; and the Commission may direct staff to study or provide additional information on topics of the Commissions' choosing.

Commissioner Chuck Teetsel complimented Rick Beeler and the County Road Yard Crew, for quickly fixing a water drainage issue by cleaning out the culvert on the front part of his property. **Trent Larson** will pass the compliment along to the County Road Yard Crew.

Commissioner Bob Hall wanted to let staff know that "Little Painted Desert County Park" near Winslow needs attention. People have been using the park as a dumping ground, and it creates a poor image to the traveling public. This information will also be passed along to the Road Yards.

ITEM #4 – REPORT FROM STAFF TO THE COMMISSION.

Trent Larson thanked the Commissioners for coming to the meeting, and acknowledged that work has slowed down in the County. There will not be a meeting in September since there are no items ready to bring before the Commission. Looking towards the future, the Arizona Department of Health Services held a lottery drawing for Medical Marijuana Dispensary allocation certificates. The certificate doesn't give them the approval to operate; there is another round of ADHS certifications, after applicants have gone through the local government's permitting process. We have been contacted by applicants selected for dispensaries in Navajo County, to find out the process required for a Special Use Permit. If granted, the Special Use Permit will become a part of the ADHS application.

Trent Larson followed up on a question at July's meeting regarding the zoning on a property adjacent to the parcel under consideration for a rezone. The parcel was incorrectly shown as R1-10 instead of C-R on the exhibit map. The parcel in question was rezoned to C-R in 1989. In the future staff is looking at correcting other parcels that have two zoning classifications by using this comprehensive approach. When asked by commissioners about future development, Mr. Larson responded that the number of permits is stable compared to last year. Phase I is starting in Bourdon Ranch Area, and other developers are planning to phase in portions of their projects which have been approved, but not started, because of the slow economy.

With no further discussion to be heard, **Commissioner DeCross** made a motion to adjourn. **Commissioner Smith** seconded the motion. Motion carried unanimously (8-0). The meeting adjourned at 6:26 p.m.

Approved this _____ day of _____, _____

Joel Lawson, Chairman
Navajo County Planning & Zoning Commission

ATTEST:

Secretary, Navajo County
Planning & Zoning Department